



CANNON BUILDING  
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**STATE OF DELAWARE  
REAL ESTATE COMMISSION**

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|-------------------------|--|
| PUBLIC MEETING MINUTES: | <b>REAL ESTATE COMMISSION SUBCOMMITTEE</b>   |
| MEETING DATE AND TIME:  | <b>Thursday, December 13, 2018 at 9:30 a.m.</b>  |
| PLACE:                  | 861 Silver Lake Boulevard, Dover, Delaware<br><b>Conference Room A</b> , Second Floor of the Cannon Building |
| MINUTES FOR APPROVAL    | January 10, 2019   |

**MEMBERS PRESENT**

Nikki Lane, Professional Member, **Chairperson**  
Lynette Scott, Professional Member  
Nora Martin, Professional Member  
Jason Giles, Professional Member

**DIVISION STAFF/ DEPUTY ATTORNEY GENERAL**

Eileen Kelly, Deputy Attorney General  
Alison Warren, Administrative Assistant III

**ALSO PRESENT**

Andy Taylor, Esquire  
Bobbie Slagle

**CALL TO ORDER**

Ms. Lane called the meeting to order at 9:39 a.m.

**REVIEW OF MINUTES**

The subcommittee reviewed the November 8, 2018 meeting minutes. Mr. Giles made a motion, seconded by Ms. Lane, to approve the minutes as written. By unanimous vote, the motion carried.

**UNFINISHED BUSINESS**

**Discussion to Update Regulations.**

The commission subcommittee discussed the reviewed the draft rules and regulation document:

**Teams**

8.0 - Business Relationship and Practices document - Discussion to add clarification statement that this does not prohibit co-listing.

Advertising - 8.6.2 – the definition of advertising was discussed

Disclosure – 8.6.5.3.1 – discussed an effective date.

Crimes List – Reviewed current list and suggestion and crimes that should be added back to the list. All suggestions were there except Felony Stalking and Felony Violation of Privacy. Recommendation was made to add them back to the crimes list.

Discussed additional DAR Suggestions:

8.5.5.3 - replace “legible” with “in clear and conspicuous print”

8.5.5.5 – discussed a. change “communication” to “advertising” and b. Delete “in every viewable page or message”.

9.7.1.2 – discussed and previously clarified.

12.0 – discussion about someone reinstating should not have more requirements than new applicant.

6.1 – delete the term “non-recurring residential”

8.1.1 – Replace the word “open” with the term “non-exclusive”

8.2.1 – capital letters in the terms “Exclusive Buyer Agency Agreements, or Buyer Agency Agreements”

8.7.4 – suggestion to delete the word “timely” – discussion to leave wording as it is currently.

9.6 – suggestion to delete the words “make an appointment to see” and replace with the words “inquires about”.

The rules from the DAR report listed below were recommended to be reviewed at the next meeting:

11.3

13.8.1

13.3.2

Flexibility for satellite offices

Licensee violations removal from permanent record

Broker Discipline

Continuing Education flexibility

Commercial Real Estate – should they have different regulations?

Retiring Agents

Rental Properties – agent vs. assistant

Irregularities with operating brokerage accounts (statutory changes)

### **PUBLIC COMMENTS**

Bobbi Slagel clarified that an escrow account cannot be issued by a bank for a new office when the broker of record is applying for a new broker’s license at the same time.

### **NEXT SCHEDULED MEETING**

The next meeting will be held on February 14 at 9:30 a.m. in Conference Room A, 861 Silver Lake Boulevard, Suite 203, Dover, DE

### **ADJOURNMENT**

There being no further business before the Commission. Ms. Lane made a motion, seconded by Ms. Scott to adjourn the meeting. By unanimous vote, the motion carried. The meeting adjourned at 10:58 a.m.

Respectfully submitted,

*Alison Warren*

Alison Warren

Administrative Assistant

*The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed.*

*They are for the use of the Board members and the public in supplementing their personal notes and recall for presentations.*

Delaware Real Estate Commission  
Minutes – December 4, 2018,  
2018